

(Name) Kyle Charles Rankin

This instrument was prepared by M. J. Romeo, Attorney

(Address) 3395 North Broken Bow Drive
Birmingham, AL 35243

(Name) M. J. Romeo, Attorney At Law

(Address) 900 City Federal Building-B'ham, Al 35203

Form 117 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Nine Thousand Dollars (\$79,000.00)

to the undersigned grantor, Scotch Building and Development Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto Kyle Charles Rankin and wife Lisa A. Rankin

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby
County, Alabama,

Lot 41, according to the Survey of Broken Bow 1st Addition,
1st Phase as recorded in Map Book 8, page 116, in the
Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes due October 1, 1984.
2. 35' Building line as shown by recorded map.
3. 40' Easement on southeast as shown by recorded map.
4. Restrictions contained in Misc. Vol. 51, page 149,
in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto
recorded in Vol. 81, page 171, in said Probate Office.

BOOK 354 PAGE 720

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 APR 13 AM 8:39
JUDGE OF PROBATE

Deed tax - 450
Rec. 150
Ind. 100
700

\$ 79,900. of the purchase price of the above described property from a mortgage
loan closed through the office of the undersigned.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Joe A. Scotch, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of April 19 84

ATTEST:

Scotch Building and Development Co.
By Joe A. Scotch, Jr. Vice President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned Joe A. Scotch, Jr. a Notary Public in and for said County in said
State, hereby certify that Joe A. Scotch, Jr.
whose name as Vice President of Scotch Building and Development Co., Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 5th day of April 19 84

Notary Public